

**33 Scahill Street, Campsie, NSW 2194**

**House For Sale**

Monday, 20 May 2024



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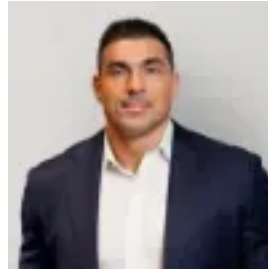
**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Peter Kassas  
0404003320



Francois Vassiliades  
0297896088

## Auction

A prime blank canvas opportunity exists in a sought-after Campsie address, this original Federation residence offers those with creative vision and determination to restore to its original character and charm or to knock-down and rebuild a brand new designer family home (STCA). Holding a wealth of potential and graced with original period fixtures, it currently comprises a classic layout with separate living/dining areas, a gas kitchen and three large bedrooms, while to the rear is a sunroom and a deep level backyard. Explore the potential to capitalise on its unbeatable location, positioned on a substantial 468sqm block on the high side of the street, within walking distance of Campsie's vibrant hub and Clemton Park Village, Cooks River cycleways and parklands and schools, while enjoying easy access to Earlwood, Bexley North and Kingsgrove.\* Graced with original character and timeless fixtures\* Soaring ornate ceilings, fireplace fixture, picture rails\* Timber casement windows, framework, leadlight windows\* Gas kitchen, level backyard amid established gardens\* Original bathroom, external laundry, storage shed \* Knock-down and rebuild brand new family home (STCA)\* Add a second level/capitalise on views to the CBD (STCA)\* Appealing to Clemton Park/Earlwood, Bexley North buyers\* Walk to Clemton Park Village, Campsie's vibrant hub\* Easy access to Earlwood, Bexley North and inner west

Total Property Size: 468sqm approx. (10.5m width / 44.5m length approx.) Council Rates: \$461.00 per quarter approx. Water Rates: \$177.00 per quarter approx. Inspect: Saturdays 11:00am - 11:30am or By Appointment Auction: Onsite Saturday 15/06/2024 at 11:30am Details: Peter Kassas - 0404 003 320 Francois Vassiliades 0400 131 415